

PUBLIC NOTICE –DO NOT REMOVE (posted 4/25/06)

**AGENDA
SPECIAL MEETING OF THE BOARD OF ZONING APPEALS
THE COUNCIL CHAMBERS
300 Park Avenue
Falls Church, VA 22046
May 4, 2006
7:30 P.M.**

1. Roll Call:

2. Minutes & Resolutions:

April 20, 2006

3. Other Business:

4. New Business:

5. Old Business:

(a) **A1479-06** by Lourdes C. Calatayud-Levy and Manuel Goyonaga for an appeal of the Zoning Administrator's ruling that a non-conforming residential structure has been sufficiently demolished as to be subject to Section 38-6(c)(2) of the City Code and that as such the non-conforming use must cease on property known as **118 W. Cameron**, Lot 654 Section 5 of the Falls Church Real Property Identification Map zoned R-1B. See Building Permit #05-476 and Variance V1466-04.

(b) **A1480-06** by Phong Ly and Son for an appeal of the Zoning Administrator's ruling that a non-conforming residential structure has been sufficiently demolished as to be subject to Section 38-6(c)(2) of the City Code and that as such the non-conforming use must cease on property known as **111 S. Lee Street**, Lot A of the Falls Church Real Property Identification Map zoned R-1A. See Building Permit #05-365 and Variance V1469-05.

(c) **V1475-06** by Frank Krasevick, owner and applicant, of Honolulu, Hawaii, and Paul Solon, architect and agent for the applicant, of Falls Church, on premises known as **531 N. Washington Street**, Lot 7B, Block C and referenced as RPC #51-101-022 of the Falls Church Real Property Identification Map, zoned B-3 (General Business), for a variance to Section 38-38 Article VII "Existing Structures in Floodplain Districts" subparagraph one (1) and the requirement therein that existing structures in the floodway district shall not be expanded or enlarged unless it has been demonstrated through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the proposed expansion would not result in any increase in the one-hundred-year flood elevation, and—

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(d) **V1476-06** by same for a variance to subparagraph two (2) of that Article and the requirement therein that any modifications, alterations, repair, reconstruction, or improvement of any kind to a structure and/or use located in any floodplain area to an extent or amount of less than fifty (50) percent of its market value before addition or alteration, shall be elevated and/or floodproofed to the greatest extent possible, and—

(e) **V1477-06** by same for a variance to subparagraph three (3) of that Article and the requirement therein that the modification, alteration, repair, reconstruction, or improvement of any kind to a structure and/or use, regardless of its locations in a floodplain area, to an extent or amount of fifty (50) percent or more of its market value before addition or alteration shall be undertaken only in full compliance with the provisions of this chapter and the Virginia Uniform Statewide Building Code, and—

(f) **V1478-06** by same for a variance to subparagraph four (4) of that Article and the requirement therein that existing structures in the special floodplain district shall not be expanded or enlarged unless it has been demonstrated through hydrologic and hydraulic analyses that the proposed expansion or enlargement, together with all other existing and anticipated development, will not cause more than a one (1) foot increase in the one-hundred year flood elevation.

5. Petitions:

6. Adjournment:

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